

Article 8. Site Development

All existing text to be replaced by proposed text, unless stated otherwise in the formatting instructions

Last update: ~~02/11/2018~~ ~~03/14/2018~~ 03/19/2018

Note: Many recent changes reflect that private streets and public streets are regulated in a same manner

Item	Section	Existing Text	Proposed Text	Notes/Initials
8-1	8.1.1.A New Construction	Any new building or site improvement (modification of any existing parking area, for example) must comply with the vehicle and bike parking requirements of this Development Code.	Any new building or site improvement must comply with the vehicle and bike parking requirements of this Development Code.	CMB
8-2	8.1.1.C.1 Additions	1. When an existing building, use or site is increased in gross floor area or improved site area by up to 25% cumulatively over the past 3 years, vehicle and bike parking is required for the additional floor or site area only. 2. When an existing building, use or site is increased in gross floor area or improved site area by more than 25% cumulatively over the past 3 years, both the existing building, use or site and the additional floor or site area must conform to the vehicle and bike parking requirements.	1. When an existing building, use or site is increased in gross floor area or improved site area by up to 25% cumulatively over the past 3 years, additional vehicle and bike parking is required for the additional floor or site area only. 2. When an existing building, use or site is increased in gross floor area or improved site area by 25% or more cumulatively over the past 3 years, both the existing and the additional floor or site area must conform to the vehicle and bike parking requirements.	CMB
8-3	8.1.1.D.1 Change in Use	1. A change in use based on the parking table in this Division must comply with the vehicle and bike parking requirements unless the use has the same or a lesser parking demand than the previous use. 2. Additional vehicle and bike parking is only required for the difference between the parking spaces required for the existing use and the parking spaces required for the new use.	1. When an existing building or site changes in use, it must comply with the vehicle and bike parking for the new use unless the parking requirement is the same or lesser than the previous use. 2. Additional vehicle and bike parking is only required for the difference between the parking spaces required for the former use and the parking spaces required for the new use, regardless if the existing parking provides less spaces than required by code for the former use.	CMB
8-4	8.1.2 Parking Required	Before any building permit is issued that includes required parking, the parking lot layout and area must be found by the Director to be in compliance with this Development Code. No occupancy or use of a building may occur until parking facilities meet the requirements of this Development Code.	Before a permit is issued for a project that includes required parking, the parking lot layout and area must be found by the Director to be in compliance with this Development Code. No certificate of occupancy may be issued until parking facilities meet the requirements of this Development Code.	CMB
8-5	8.1.2.A.1	Vehicle and bike parking spaces must be provided in the table in this Section. Where a use is not specifically listed or only a broad use category is	Vehicle and bike parking spaces must be provided in accordance with the ratios in the tables in this Section. Where a use is not specifically listed or only	CMB

	Calculation of Required Parking Spaces	shown, the Director is responsible for categorizing the use.	a broad use category is shown, the Director is responsible for categorizing the use.	
8-6	8.1.2.B.2 Required Parking Spaces	Where guest parking is shown in the following table, it is required only for development containing 10 or more residential units. Guest parking is not required on each lot, but must be provided within the subdivision or development site in a manner reasonably accessible to all units.	Where guest parking is shown in the following table, it is required only for development containing 5 or more residential units. Guest parking is not required on each lot, but must be provided within the subdivision or development site in a manner reasonably accessible to all units.	CMB
8-7	8.1.2.B Required Parking Spaces (table)	Social Services	<i>Formatting: Change header</i> Rehabilitation or Treatment Facility	CMB
8-8	8.1.2.B Required Parking Spaces (table)	Club or lodge, nonprofit 1 per 4 seats or 1 per 40 SF without fixed seating	<i>Formatting: Change header and vehicle parking ratio</i> Place of Assembly 1 per 500 SF	CMB To reflect reorganization of recreational uses
8-9	8.1.2.B Required Parking Spaces (table)	Clubhouse, neighborhood center	<i>Formatting: Delete line</i>	CBM To reflect reorganization of recreational uses
8-10	8.1.2.B Required Parking Spaces (table)	Lodge/retreat/campground Recreational court, private Recreational court, public Recreational facility (up to 1 acre)	<i>Formatting: Delete lines</i>	CBM To reflect reorganization of recreational uses
8-11	8.1.2.B Required Parking Spaces (table)		<i>Formatting: Insert header and parking ratios</i> Subdivision amenity [header] 1 per 500 SF of usable space + 2 per court [vehicle parking min.] 1 per 5,000 SF of usable space + 1 per 2 courts [short-term bike parking min.] None [long-term bike parking min]	CBM To reflect reorganization of recreational uses
8-12	8.1.2.B Required Parking Spaces (table)	Recreational facility (more than 1 acre)	<i>Formatting: Amend header only</i> Recreational facility	CBM To reflect reorganization of recreational uses
8-12	8.1.2.B Required Parking Spaces (table)	Swimming pool, private Swimming pool, public	<i>Formatting: Delete lines</i>	CBM To reflect reorganization of recreational uses
8-13	8.1.2.B Required Parking Spaces (table)	Indoor Recreation	<i>Formatting: Delete line</i>	CBM To reflect reorganization of recreational uses
8-14	8.1.2.B	Outdoor recreation	<i>Formatting: Delete line</i>	CBM

	Required Parking Spaces (table)			To reflect reorganization of recreational uses
8-15	8.1.4.D.2 Private Car Sharing Program	The parking requirements for all dwelling units or office floor area may be reduced by 5 spaces for each car-share vehicle provided. If required, visitor spaces may not be substituted.	The parking requirements for all dwelling units or office floor area may be reduced by 5 spaces for each car-share vehicle provided, as long as at least 3 regular spaces remain available. If required, visitor spaces may not be substituted.	CMB
8-15.1	8.1.5.A.1 Vehicle Parking Options	Where on-street parking spaces exist in the public right-of-way, 1 on-street parking space may be substituted for every required on-site parking space, provided the on-street space immediately abuts the subject property.	Where on-street parking spaces exist , 1 on-street parking space may be substituted for every required on-site parking space, provided the on-street space immediately abuts the subject property.	CMB <i>New since last draft</i>
8-15.2	8.1.5.E.3 Remote Parking	The distance referred to above is measured by the most direct route of travel on the ground and are measured in the following manner: a. From the front door of the principal structure on the applicant's property; b. In a straight line to the nearest public sidewalk, street, road or highway; c. Along a public sidewalk, walkway, street, road, or highway by the nearest route; and d. To the edge of the off-site parking area to be used by the applicant to meet parking requirements.	The distance referred to above is measured by the most direct route of travel on the ground and are measured in the following manner: a. From the front door of the principal structure on the applicant's property; b. In a straight line to the nearest sidewalk , street, road or highway; c. Along a public sidewalk, walkway, street, road, or highway by the nearest route; and d. To the edge of the off-site parking area to be used by the applicant to meet parking requirements.	CMB <i>New since last draft</i>
8-15.3	8.1.7.B.3 Short-Term Bicycle Parking	Bike facilities may be placed within the public right-of-way, provided the encroachment is approved by the City.	Bike facilities may be placed within the right-of-way , provided the encroachment is approved by the City.	CMB <i>New since last draft</i>
8-16	8.1.8.A Parking Lot Layout and Design	All on-site parking must be arranged so that no vehicle is forced to back out on a public street or forced to use a public street, not including an alley, to gain access from one parking aisle to another parking aisle. The City's uninterrupted ingress/egress regulations apply to parking lot design.	All on-site parking must be arranged so that no vehicle is forced to back out on a public street or forced to use a street , not including an alley, to gain access from one parking aisle to another parking aisle. The City's uninterrupted ingress/egress regulations apply to parking lot design (see Technical Manual Sec. 3: Roadway Design and Pavement).	CMB <i>Updated since last draft</i>
8-17	8.1.8.B.1.b Parking Space and Aisle Specifications	Parking spaces and drive aisles using dimensions other than those specified may be approved if prepared and sealed by a registered engineer in the State of Georgia with expertise in parking facility design, subject to approval by the Director.	Parking spaces and drive aisles using dimensions other than those specified may be approved if prepared and sealed by a design professional licensed in the State of Georgia with expertise in	JC

			parking facility design, subject to approval by the Director.	
8-18 8-19 8-20	8.1.8.K Parking Structures	<ol style="list-style-type: none"> 1. All stories of structured parking must be screened so that cars are not visible from ground level view from adjacent property, adjacent public rights-of way (not including alleys), or other public property. 2. Exterior elevations for parking floors must appear horizontal, even where ramps occur within the building. 3. Green walls, vertical gardens, architectural grilles, louvers, or opaque material that continues to allow natural ventilation is required to screen any vehicles from view from adjacent public streets or sidewalks. Where at least 10 feet of planting area exists between the right-of-way and the parking structure, the Director may approve a landscape area using berms, trees and shrubs in a way that constitutes an equivalent or better screen 4. Elevator and stair shafts should be topped with gabled roofs or other architectural accents. 5. A digital sign demonstrating the remaining spaces available must be placed at the entrance to any parking garage providing spaces available to the general public. 6. For parking garages containing over 200 spaces, internal signs above each parking space must indicate availability of that space. 	<ol style="list-style-type: none"> 1. All stories of structured parking must be screened so that cars are not visible from ground level view from adjacent property, adjacent streets (not including alleys), or other public property. 2. Exterior elevations for parking floors must appear horizontal, even where ramps occur within the building. 3. Green walls, vertical gardens, architectural grilles, louvers, or opaque material that continues to allow natural ventilation is required to screen any vehicles from view from adjacent public streets or sidewalks. Where at least 10 feet of planting area exists between the street and the parking structure, the Director may approve a landscape area using berms, trees and shrubs in a way that constitutes an equivalent or better screen. 4. Elevator and stair shafts must be topped with an architectural accents using materials, colors, design or other features similar to that of the building it serves. . 5. A digital sign demonstrating the remaining spaces available in real-time must be placed at the entrance to any parking garage providing spaces available to the general public. 6. For parking garages containing over 200 spaces, internal signs above each parking space must indicate availability of that space. 	JC/CMB <i>Updated since last draft</i>
8-20.1	8.1.9.D.1 Stacking - Screening	Where drive-thru windows and lanes are allowed to be placed between a public street (not including an alley) or ground floor residential use and the associated building, the entire length of the drive-thru lane, including but not limited to menu boards, stacking lanes, trash receptacles, ordering box, drive up windows, and other objects associated with the drive-thru must be screened.	Where drive-thru windows and lanes are allowed to be placed between a street (not including an alley) or ground floor residential use and the associated building, the entire length of the drive-thru lane, including but not limited to menu boards, stacking lanes, trash receptacles, ordering box, drive up windows, and other objects associated with the drive-thru must be screened.	CMB <i>New since last draft</i>
8-21	8.1.10.C. Vehicle Loading	If a loading area is provided or required, it must meet the following.	If a loading area is provided or required, it must meet the following.	JC/CMB <i>Updated since last draft</i>

		<ol style="list-style-type: none"> 1. With the exception of areas specifically designated by the City, loading and unloading activities are not permitted in a public street, not including an alley. 2. Loading and unloading activities may not encroach on or interfere with the use of sidewalks, drive aisles, stacking areas and parking areas by vehicles, bikes or pedestrians. 3. Loading areas must be located to the rear of buildings. Loading areas may not be placed between a public street (not including an alley) and the associated building. 4. No loading area is permitted within 50 feet of a ground floor residential use (measured from the residential lot line to the closest point of the loading area). 	<ol style="list-style-type: none"> 1. With the exception of areas specifically designated by the City, loading and unloading activities are not permitted in a street, not including an alley. 2. Loading and unloading activities may not encroach on or interfere with the use of sidewalks, drive aisles, stacking areas and parking areas by vehicles, bikes or pedestrians. 3. Loading areas must be located to the rear of buildings. Loading areas may not be placed between a street (not including an alley) and the associated building. 4. No loading area is permitted within 50 feet of a ground floor residential use (measured from the residential lot line to the closest point of the loading area). Loading areas for multi-unit residential buildings may be closer than 50 feet of a ground floor residential use when visually screened from nearby windows. 	
8-2.1.	8.1.11.E Use of Parking and Loading Areas	Upon application, the Director may approve temporary structures and uses such as tent sales within required parking spaces that are not used on a continuous basis, provided that such uses are movable from the site upon order by the Director. Such activities are allowed to occur on the same site no more than 3 times a year and each time for a period not to exceed 10 days (see also Sec. 9.8.6 <i>[hyperlink]</i>).	Upon application, the Director may approve temporary structures and uses such as tent sales within required parking spaces that are not used on a continuous basis, provided that such uses are movable from the site upon order by the Director. Such activities are allowed to occur on the same site no more than 3 times a year and each time for a period not to exceed 10 days (see also Div. 7.9 <i>[hyperlink]</i>).	CMB <i>New since last draft</i>
8-22	8.1.12 Single-Family Residential Parking	<ol style="list-style-type: none"> A. The visible storage or parking of more than 4 vehicles at a single-family residence is unlawful. B. Parking or storage of a junk or salvage vehicle constitutes an unlawful use, except that no more than 2 junk or salvage vehicles are permitted if parked or stored in a garage or carport not visible from a street or adjacent residential property. 	<i>Formatting: Move to Sec. 6.5.2.C. Parking Location</i>	CMB To keep residential parking regulations together
8-23	8.2.1.A.2 Applicability	An existing building or site may be repaired, maintained or modernized without providing additional landscaping or screening, provided there is no increase in gross floor area or improved site area.	An existing building or site may be repaired or maintained without providing additional landscaping or screening, provided there is no increase in gross floor area or improved site area.	CMB

8-24	8.2.1.A.3.b Applicability	When an existing building is increased in gross floor area or improved site area by more than 25% cumulatively over the past 3 years, both the existing building and the additional floor or site area must conform to the landscaping and screening requirements of this Division.	When an existing building is increased in gross floor area or improved site area by 25% or more cumulatively over the past 3 years, both the existing building and the additional floor or site area must conform to the landscaping and screening requirements of this Division.	CMB
8-25	8.2.1.A.5 Applicability	The filing of a final plat triggers the application of all of these requirements.	<i>Formatting: Delete subsection</i>	CMB Landscaping is not required with platting
8-26	8.2.1.B Landscape Plan Required	Before any building permit is issued, the building, use or site must be found by the Director to be in compliance with all requirements of this Division. No occupancy or use of a building is allowed until the use or site meet the requirements of this Division.	Before a permit is issued for a project that includes required landscaping and screening, the site must be found by the Director to be in compliance with this Development Code. No certificate of occupancy may be issued until the landscaping and screening meet the requirements of this Development Code.	CMB
8-27	8.2.2.B Perimeter Screening	All surface parking areas as well as drive aisles and other related vehicular use areas must be screened from view from the adjacent public right-of-way using one of the options below. A required landscape strip must be located at the outer perimeter of the parking area and must be provided along the entire parking area, excluding breaks for pedestrians, bicycles and driveways. Required shrubs must be a minimum of 2.5 feet in height at time of planting and 70% of the required shrubs must be evergreen.	All surface parking areas as well as drive aisles and other related vehicular use areas must be screened from view from the adjacent street using one of the options below. A required landscape strip must be located at the outer perimeter of the parking area and must be provided along the entire parking area, excluding breaks for pedestrians, bicycles and driveways. For screening options that include shrubs, those must be 30 inches tall at the time of planting and 70% of them must be evergreen.	CMB <i>Updated since last draft</i>
8-28	8.2.2.B.1 Landscape Strip with Shrubs	A minimum 10-foot wide landscape strip planted with a minimum of 10 shrubs per 35 linear feet of street frontage, excluding driveway openings. Shrubs must be provided to screen paved areas and parking lots from the right-of-way. Shrubs must be 2 feet tall at time of planting. They must be planted 2 rows deep, and provide a screen within 3 years of planting.	A minimum 10-foot wide landscape strip planted with shrubs. Shrubs must be provided to fully screen paved areas and parking lots from the right-of-way within 3 years of planting.	CMB
8-28.1	8.2.2.B.4 Landscape Strip with Grade Change	A 6-foot landscaped strip with a minimum 3-foot grade drop from the public street to the parking area, planted with 5 shrubs for every 35 linear feet of street frontage, excluding driveway openings.	A 6-foot landscaped strip with a minimum 3-foot grade drop from the street to the parking area, planted with 5 shrubs for every 35 linear feet of street frontage, excluding driveway openings.	CMB <i>New since last draft</i>

8-29	8.2.2.C.4, 5 and 6 Interior Islands	4. All required shade trees must be chosen from the approved tree list in the Sandy Springs Technical Manual. 5. All required shade trees must have a minimum caliper of 3 inches and be at least 10 feet tall at time of planting. 6. Interior islands must be installed below the level of the parking lot surface to allow for runoff capture.	<i>Formatting: Delete sections 4, 5 and 6</i>	CMB Move requirements to apply for interior and median islands to 8.2.2.E.
8-30	8.2.2.D.3 Median Islands		<i>Formatting: Create subsection 3</i> At least three shrubs must be planted in the median island for every 80 feet in length.	CMB
8-31	8.2.2.E Island Plantings		<i>Formatting: Create subsection E.</i> E. Island Plantings 1. All required shade trees species must be chosen from the approved list in the Sandy Springs Technical Manual. 2. All required shade trees must have a minimum caliper of 3 inches and be at least 10 feet tall at time of planting. 3. Islands must be installed below the level of the parking lot surface and designed to allow for runoff capture.	CMB
8-32	8.2.4.H		<i>Formatting: Create subsection H.</i> The Director may approve the location of landscaping equivalent to the foundation planting farther away from the building if hardscape is preferred adjacent to the façade, for an outdoor seating area, as an example.	CMB/JC
8-33	8.2.5.A General Buffer Requirements	Buffers must be located along the outer perimeter of the lot. The buffer must be located completely on private property (no right-of-way may be included in the width).	Buffers must be located along the outer perimeter of the lot, inside the property line . The buffer must be located completely on private property (right-of-way may not be included in the width).	CMB
8-34	8.2.5.C General Buffer Requirements	Where a buffer is required after the effective date of this Development Code, the setback from the common lot line is calculated from the interior of the buffer.	<i>Delete subsection C, mark "open"</i>	CMB Deemed overly restrictive and inconsistent with past code
8-35	8.2.5.D General Buffer Requirements	A fence is allowed within any buffer that does not require a wall.	A fence is allowed within any buffer that does not require a wall, provided the width of the buffer is increased by 2 feet.	CMB

8-35.1	8.2.5.F General Buffer Requirements	Clearing of undergrowth from a buffer is prohibited, except when approved by the Director. Existing vegetation may be incorporated into a buffer. The Director must approve any associated reduction in plant materials and any additional plant materials required to augment the existing vegetation.	Clearing of undergrowth from a buffer is prohibited, except when approved by the Director for removal of invasive species or correction of a nonconforming situation . Existing vegetation may be incorporated into a buffer. The Director will evaluate compliance of the existing vegetation with the planting requirement and may require supplemental planting if the existing vegetation does not provide sufficient screening.	CMB <i>New since last draft</i>
8-36	8.2.6 Neighborhood Transition Buffers	Neighborhood transitions require a buffer when a zoning district abuts a Protected Neighborhood (as further described in Div. 6.4 [hyperlink]). The required buffer must include the following components:	Neighborhood transitions require a buffer when a zoning district abuts a Protected Neighborhood district (as further described in Div. 6.4 [hyperlink]). The Director may wave the application of the transition buffer when the protected property is developed with a place of worship, school or similar civic use. The required buffer must include the following components:	CMB
8-37	8.2.6.A	Lots up to 200' Deep	Lot Width or Depth up to 200'	CMB
8-38	8.2.6.B	Lots Over 200' Deep	Lot Width or Depth 200' and More	CMB
8-39	8.2.8.A. Replacement Bond	1. Prior to issuance of a Certificate of Occupancy, a performance bond or cash escrow must be paid guaranteeing all landscaping and screening materials and work for a period of 3 years after issuance of the Certificate of Occupancy. 2. The bond must be in the amount of 125% of the estimated cost of replacing all of the landscaping required by this Division. 3. At the end of 3 years, the City must make an inspection and notify the owner and the bond company of any corrections to be made.	<i>Formatting: Delete subsection and mark "open"</i>	CMB <i>Updated since last draft</i>
8-40	8.2.8.F.4		<i>Formatting: Add subsection F</i> Trees adjacent to accessible routes must maintain a vertical clearance of at least 80 inches	JC
8-41	8.2.9.A. Screening - Service Areas	1. Trash collection, trash compaction, recycling collection and other similar service areas must be located to the side or rear of buildings and must be screened from view from adjacent property or public street right-of-way (not including an alley).	1. Trash collection, trash compaction, recycling collection and other similar service areas must be located to the side or rear of buildings and must be screened from view from adjacent property or street (not including an alley).	CMB <i>Updated since last draft</i>

		<p>2. Service areas that are fully integrated into a building must be screened with a roll down door or other opaque screen.</p> <p>3. Service areas that are not integrated into a building must be screened from three sides by a wall at least 6 feet in height and on the fourth side by a solid gate at least 6 feet in height. The gate and wall must be maintained in good working order and must remain closed except when trash pick-ups occur. The wall and gate must be compatible with the principal building in terms of texture, quality, material and color.</p>	<p>2. Service areas that are fully integrated into a building must be screened with a roll down door or other opaque screen.</p> <p>3. Service areas that are not integrated into a building must be screened from three sides by a wall at least 6 feet in height and on the fourth side by solid gate at least 6 feet in height. The gate and wall must be maintained in good working order and must remain closed except when trash pick-up occur. The wall and gate must meet the design standards of Sec. 8.2.10.C.</p>	
8-42	8.2.9.B.1 Screening - Mechanical Equipment	Free-standing or roof-mounted sustainable energy systems are exempt from these screening requirements.	Free-standing or roof-mounted sustainable energy systems such as solar panels are exempt from these screening requirements.	CMB
8-42.1	8.2.9.B.2.a Screening – Mechanical Equipment	Roof-mounted equipment must be screened from ground level view from adjacent property or adjacent public street right-of-way (not including an alley).	Roof-mounted equipment must be screened from ground level view from adjacent property or adjacent street (not including an alley).	CMB <i>New since last draft</i>
8-42.2	8.2.9.B.3 Screening – Wall-Mounted Equipment	<p>a. Wall-mounted equipment must not be located on any surface that directly faces a public right-of-way (not including an alley).</p> <p>b. Wall-mounted equipment located on any surface that is visible from a public right-of-way (not including an alley) must be fully screened by landscaping or an opaque screen compatible with the principal building in terms of texture, quality, material and color.</p>	<p>a. Wall-mounted equipment must not be located on any surface that directly faces a street (not including an alley).</p> <p>b. Wall-mounted equipment located on any surface that is visible from a street (not including an alley) must be fully screened by landscaping or an opaque screen compatible with the principal building in terms of texture, quality, material and color.</p>	CMB <i>New since last draft</i>
8-42.3	8.2.9.C Screening – Utility Service Areas	<p>1. Utility service areas located outside of the public right-of-way that exceed 42 inches in height and 42 inches in any other dimension must be screened from the public right-of-way.</p> <p>2. Screening must consist of landscaping or a wall or fence compatible with the principal building in terms of texture, quality, material and color.</p> <p>3. Utility service areas must be located an adequate distance from the public right-of-way to allow for</p>	<p>1. Utility service areas located outside of the right-of-way that exceed 42 inches in height and 42 inches in any other dimension must be screened from the street.</p> <p>2. Screening must consist of landscaping or a wall or fence compatible with the principal building in terms of texture, quality, material and color.</p> <p>3. Utility service areas must be located an adequate distance from the street to allow for any required</p>	CMB <i>New since last draft</i>

		any required screening to be installed without encroaching into the public right-of-way. 4. Screening is not required for utility service areas located more than 50 feet from the public right-of-way.	screening to be installed without encroaching into the public right-of-way. 4. Screening is not required for utility service areas located more than 50 feet from a street.	
8-43	8.2.10.A.1 Fences and Walls	Residential front yard fences and walls may contain a solid or opaque fence or wall no more than 4 feet in height. The fence or wall may exceed 4 feet in height where designed with a spaced picket design approved by the Director. The gap between pickets must be a minimum of 2 inches, and generally, the picket to opening ratio is at least 2:1 for vertical pickets and 1:1 for horizontal elements.	Residential front yard fences and walls may contain a solid or opaque fence or wall no more than 4 feet in height. A fence may exceed 4 feet in height where designed with a spaced picket design approved by the Director. The gap between pickets must be a minimum of 2 inches. The picket to opening ratio must be at least 2:1 for vertical pickets and 1:1 for horizontal elements.	CMB
8-44	8.2.10.B.1 Fences and Walls - Placement	Fences and walls, including footings, must be set back a minimum of 3 feet from a street right-of-way.	Fence and wall footings must be entirely contained within the property and cannot encroach onto a property line.	CMB
8-45	8.2.10.C.2. Fences and Walls – Materials	<p>a. In All Districts</p> <p>i. Fences or walls must be constructed of wood, brick, stacked stone, stucco, or ornamental metal in all zoning districts.</p> <p>ii. Vinyl is prohibited, except that existing vinyl fences may be replaced in kind.</p> <p>iii. Barbed wire, razor wire and concertina wire are prohibited.</p> <p>b. Parallel to Street Right-of-Way</p> <p>i. Where the fence or wall is at least 6 feet in height, a minimum 3-foot landscape strip must be provided between the fence or wall and any public right-of-way. Fences or walls must be constructed of wood, brick, stacked stone, stucco, or ornamental metal.</p> <p>ii. All street-facing fences must have masonry (brick or stone) piers separating fence panels with a maximum length of 8 feet. Piers must be at least 12 inches wide. A finished side must face the street.</p> <p>iii. Walls and fences constructed parallel to street right-of-way must be constructed with a finished side toward the street.</p>	<p>a. General Provisions</p> <p>i. Fences or walls must be constructed of wood, brick, stacked stone, stucco, ornamental metal or other durable material approved by the Director in all zoning districts. Chain-linked fencing is allowed only in side and rear yards, and must be vinyl-coated.</p> <p>ii. Vinyl is prohibited, except that existing vinyl fences may be replaced in kind.</p> <p>iii. Barbed wire, razor wire and concertina wire are prohibited.</p> <p>iv. Walls and fences must be constructed with the finished side facing towards the street and adjoining properties, away from the improvement it is meant to screen.</p> <p>b. In Front and Side Street Yards</p> <p>The following regulations apply to all fences parallel to the right-of-way and parallel to common side lot lines, between the right-of-way and the front plane of the primary structure.</p> <p>i. Where the fence or wall is at least 6 feet in height, a minimum 3-foot landscape strip must be</p>	<p>CMB</p> <p>Updated since last draft</p>

		C. Common Lot Lines Walls and fences constructed on common lot lines must be constructed with a finished side toward any neighboring properties.	provided between the fence or wall and any street. ii. All street-facing fences must have masonry (brick stone, or stucco finish) piers separating fence panels with a maximum length of approximately 24 feet. Piers are required at any point where the fence changes direction. Piers must be at least 12 inches wide. iii. All street-facing walls must provide architectural variations such as columns to eliminate large expanses of blank areas, approximately every 24 feet.	
8-46	8.2.10.C.2.b. In Front Yards Right-of-Way			CMB Combined with 8-45
8-47	8.2.10.G		Formatting: Add subsection G G. Gates 1. Gates, whether electronically or manually operable, are allowed on individual properties. Gates must open inwardly (doors opening towards the property) and must be located a minimum of 30 feet from the edge of pavement. 2. Public and private streets cannot be gated. 3. Gates must follow all design standards of this article, they may however be up to 3 feet taller in height than the fence or wall it is attached to.	CMB
8-48	8.2.10.H Pool Enclosures		Formatting: Add subsection H H. Pool Enclosures Pool enclosures must meet the standards of this Division and comply with the International Swimming Pool and Spa Code.	CMB
8-49	8.3.3 Prohibited Signs		Formatting: Add subsection R R. Rope lighting (typically installed around windows and doors openings or along eaves)	AM
8-49.1	8.3.4.B Signs Not Visible	Any sign internal to a development and not visible from a public right-of-way or neighboring property.	Any sign internal to a development and not visible from a street or neighboring property.	CMB
8-50	8.3.4.D Construction Fence Wraps	D. Banners 1. Banners are allowed on new buildings that are 3 stories in height or greater and are not located in a Protected Neighborhood.	D. Construction Fence Wraps 1. Wraps are allowed on fences securing new construction sites for the duration of the construction activity.	AM Banners moved to new section for Temporary Signs

		<p>2. A banner is allowed one time for a period not to exceed 6 months.</p> <p>3. The banner must be affixed to the building.</p> <p>4. The banner may not exceed 120 square feet in total area.</p> <p>5. The banner must be mounted so as not to extend above a horizontal plane where the building wall and roof meet.</p>	<p>2. The wrap must be removed prior to issuance of a Certificate of Occupancy</p> <p>3. The fence wrap must be maintained in good condition and be properly attached to the fence.</p> <p>4. Messages, logos, renderings or similar information shall not exceed 30 percent of the total fence wrap area.</p>	
8-50.1	8.3.4.E.5 Flags	A flagpole attached to building may encroach over the public sidewalk but not over any public street, parking area, driveway or alley. All flags must be a minimum of 18 inches inside the curb line or edge of pavement, whichever is greater.	A flagpole attached to building may encroach over the sidewalk but not over any street, parking area, driveway or alley. All flags must be a minimum of 18 inches inside the curb line or edge of pavement, whichever is greater.	CMB New since last draft
8-51	8.3.4.H.2.a Temporary Signs	Maximum temporary sign area of 32 square feet per lot for all temporary signs combined. There is no restriction on the number of temporary signs, provided that the sign area, when combined, does not exceed the total allocated sign area.	Maximum temporary sign area of 16 square feet per lot for all temporary signs combined. There is no restriction on the number of temporary signs, provided that the sign area, when combined, does not exceed the total allocated sign area.	AM
8-51.1	8.3.5 Signs in the Right-of-Way	<p>A. Wall signs, awning signs, canopy signs, projecting signs, crown signs, shingle signs and sidewalk signs may encroach over the public sidewalk, but not over any public street. All signs must be a minimum of 18 inches inside the curb line or edge of pavement, whichever is greater. Vertical height clearances must be maintained per the MUTCD, ADA and the Sandy Springs Technical Manual.</p> <p>B. All signs must be placed on private property, and require the property owner's consent. No signs are allowed to be placed in the public right-of-way, except those placed by the City, County, State or federal government.</p>	<p>A. Wall signs, awning signs, canopy signs, projecting signs, crown signs, shingle signs and sidewalk signs may encroach over the sidewalk, but not over any street. All signs must be a minimum of 18 inches inside the curb line or edge of pavement, whichever is greater. Vertical height clearances must be maintained per the MUTCD, ADA and the Sandy Springs Technical Manual.</p> <p>B. All signs must be placed on private property, and require the property owner's consent. No signs are allowed to be placed in the right-of-way, except those placed by the City, County, State or federal government.</p>	CMB New since last draft
8-52	8.3.8. Signs Requiring a Permit (table)		<p>Formatting: Add line to table</p> <p>Temporary Sign [allow in all districts]</p>	AM
8-53	8.3.9 D. Monument Signs	One monument sign is allowed per 500 feet of street frontage of the subject lot. Where more than one monument sign is allowed, signs long the same	1. One monument sign is allowed per 500 feet of street frontage of the subject lot. Where more than one monument sign is allowed, signs along the same	AM

		street frontage of the subject lot must be spaced a minimum of 500 feet apart.	street frontage of the subject lot must be spaced a minimum of 500 feet apart. 2. Monument signs may not be placed at the same driveway entrance where an entrance sign is located, and must be a minimum of 250 feet from an entrance sign.	
8-54	8.3.9.F Entrance Signs	An entrance sign must not exceed 32 square feet in area and up to 2 entrance signs are allowed per entrance.	1. An entrance sign must not exceed 32 square feet in area and up to 2 entrance signs are allowed per entrance. 2. Entrance signs may not be placed at the same driveway entrance where a monument sign is located, and must be a minimum of 250 feet from a monument sign.	AM
8-55	8.3.13.1 Monument Sign (table) General Provisions	Monument signs located within 100 feet of a public right-of-way must display the street address of the property. Where multiple addresses exist, the highest and lowest street address numbers must be identified. This provision applies only to monument signs located on the street where the property address is assigned. Numbers must be a minimum of 8 inches in height and be visible from both directions of travel.	Monument signs located within 100 feet of a street must display the street address of the property. Where multiple addresses exist, the highest and lowest street address numbers must be identified. This provision applies only to monument signs located on the street where the property address is assigned. Numbers must be located on the top half of the sign at a minimum of 8 inches in height and be visible from both directions of travel.	AM <i>Updated since last draft</i>
8-56	8.3.13 Monument Sign (table) Dimensions	Height, including base (max) Roswell Road 6' All other streets 10'	Height, including bas (max) 8'	
8-57	8.3.18 Temporary Sign		<i>Formatting: Insert new Sec. 8.3.18 and renumber subsequent sections accordingly</i> Sec. 8.3.18. Temporary Sign A. Description A sign that is not permanently mounted and intended to be displayed for a finite period of time. B. Banners on New Buildings 1. Banners are allowed on new buildings that are 3 stories in height or greater and are not located in a Protected Neighborhood district. 2. A banner is allowed one time for a period not to exceed 6 months.	AM <i>Updated since last draft</i>

			<p>3. The banner must be affixed to the building.</p> <p>4. The banner may not exceed 120 square feet in total area.</p> <p>5. The banner must be mounted so as not to extend above the line where the building wall and roof meet.</p> <p>C. All other banners or temporary signs</p> <p>1. The signs shall be restricted to a maximum area of 32 square feet per parcel.</p> <p>2. When at grade level, the maximum sign height is five feet, and when placed on a building, a maximum height of 24 feet and cannot extend above the roofline.</p> <p>3. Signs cannot encroach into the right-of-way or the easement of a private road.</p> <p>4. Signs may be displayed on a same lot for a maximum of three, two-week (14 day) periods per calendar year.</p>	
8-57.1	8.3.21.D.1 External Illumination	Lighting directed toward a sign must be shielded so that it illuminates only the face of the sign and does not shine directly onto public right-of-way or adjacent properties.	Lighting directed toward a sign must be shielded so that it illuminates only the face of the sign and does not shine directly onto the right-of-way or adjacent properties.	CMB <i>New since last update</i>
8-58	8.4.2.C Additions	When an existing building, use or site is increased in gross floor area or improved site area by more than 25% cumulatively, both the existing building, use or site and the additional floor or site area must conform to the lighting requirements of this Division.	When an existing building, use or site is increased in gross floor area or improved site area by more than 25% cumulatively over the past 3 years, both the existing building, use or site and the additional floor or site area must conform to the lighting requirements of this Division.	CMB
8-59	8.4.4.A.1 Design and Installation	The maximum light level of any light fixture cannot exceed 0.5 footcandles measured at the property line of any Protected Neighborhood and 2.0 footcandles measured at the right-of-way line of a street.	The maximum light level of any light fixture cannot exceed 0.5 footcandle measured at the property line of any Urban or Protected Neighborhood zoning district and 2.0 footcandles measured at the right-of-way line of a street.	CMB